

# TETON VALLEY BUYER'S GUIDE



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**kw** KELLERWILLIAMS,  
TETON VALLEY

KELLERWILLIAMS  
*Luxury*



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A modern, multi-story office building with a dark facade and large windows. The building features the Keller Williams logo and the text 'JACKSON HOLE' and 'KELLERWILLIAMS'. In the foreground, there is a wooden deck structure. A yellow car is parked on the right, and a person is standing near it. The background shows a mountain range under a clear sky.

**kw** JACKSON  
HOLE  
KELLERWILLIAMS.

# YOUR LOCALLY OWNED BROKERAGE OPERATING IN TETON VALLEY

Investing in real estate is one of the most important decisions you will make. Deciding how you'll navigate your journey is equally critical.

Keller Williams believes that real estate is a local business, driven by individual agents and the market share they've earned. As your team on the ground here in the Tetons, we have the inside knowledge of the market and local community you will need to make informed decisions.

As leaders in luxury, we are excited to share our key strategies that make us unique – from finding the right property at the right time to purchasing it at the right price. Your needs drive how we will work.

We pride ourselves on our ability to move you from where you are now, to where you want to be. We are your locally owned brokerage in Jackson Hole and Teton Valley.





# TETON VALLEY

| ONE OF THE LAST FRONTIERS



Adjacent to the western border of the Greater Yellowstone Ecosystem and Grand Teton National Park – one of the largest intact ecosystems in the world – Teton Valley, Idaho offers residents an abundance of recreational activities, scenic landscapes and daily access to some of the world’s most famous outdoor destinations. Surrounded by live water, top-of-the-line golf courses and endless trails, Teton Valley is a highly desirable homestead.

The historic home of Shoshone, Blackfoot and Crow tribes, Teton Valley remained fairly undeveloped through the 1800s as horse robbers, saloons and pool halls marred the Valley’s appeal. Geographically isolated from nearby towns, Teton Valley echoed the set of a Western movie - wild and untouchable - until the 1900s when the railway came to Victor.

In the 1900s, businesses and families established a broader Teton Valley community and started schools, churches and inns. Lots were sold for a little more than thirty dollars, compelling several pioneers to the shadow of the Teton Range, many of whom still have family descendants in the area.

While the spirit of Teton Valley has evolved through the years, the appeal is vastly the same. Privacy, open space and natural beauty draw modern-day pioneers to settle in Teton Valley.

Whether you’re seeking your own corner of the Wild West or land to build your next chapter, find your way to Teton Valley.





# CARING COMMUNITY

With a collective population of close to 12,000 residents, Teton Valley invests in its community to a scale much larger than the population. Through the Teton Valley Foundation and Community Foundation of Teton Valley, millions of dollars have gone to local non-profits, kids programs and community events that bring individuals together and help citizens enjoy the place they call home.

- Teton Valley Foundation: Since 2004, the Teton Valley Foundation has led the charge of creating recreational and cultural programs that bring long-time residents, newcomers and tourists together. Their most popular event, Music on Main, brings thousands to Victor City Park to enjoy live music, explore local food trucks and support TVF programs.
- Community Foundation of Teton Valley: Teton Valley citizens have a heart for giving. Each year, one in four households donate to local nonprofits through the Tin Cup Challenge, a fundraising campaign coordinated by the Community Foundation of Teton Valley. In fifteen years, \$20.8 million has gone to support fifty-four nonprofits tackling issues from education to animal rescue.







# UNRIVALED RECREATION

Teton Valley is best enjoyed outdoors.

During summer months, the valley stays fairly mild in climate, encouraging residents to get outside and explore. Floating the Teton River is a local favorite and fly-fishing, horseback riding and mountain biking barely scratch the surface of activities to be enjoyed. Within hours of Grand Teton and Yellowstone National Parks, residents don't have to look far for adventure.

As winter settles in, head to Grand Targhee Mountain Resort and ski or snowboard 2,602 acres of Teton terrain. With over 500 inches of snowfall each year, Grand Targhee rivals Jackson Hole Mountain Resort and Snow King Mountain, world-renowned mountains just a short drive over Teton Pass.

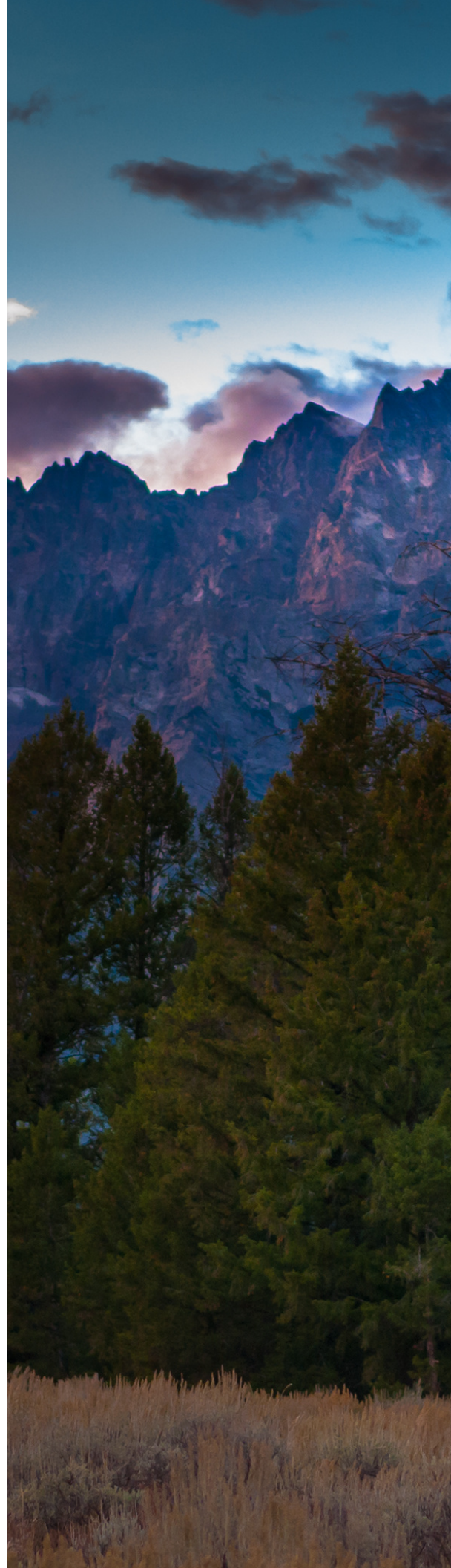
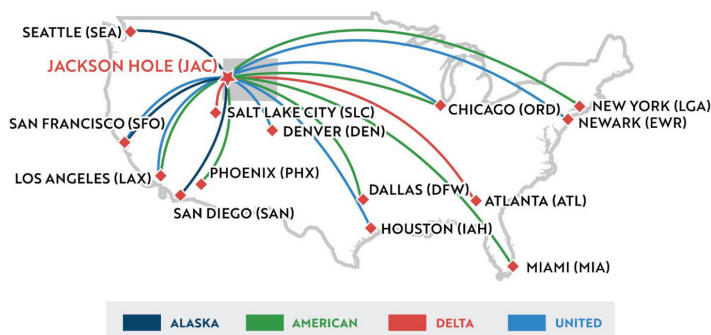


# PRIVACY AND PROXIMITY

Nestled between the Teton Range and Big Hole Mountains, Teton Valley feels like its own world. Though it maintains a small-town feeling, the Valley is connected to larger towns via air and ground transportation.

Driving distance of both Jackson Hole and Idaho Falls, an hour’s drive gives residents access to stores and resources not found locally.

The Driggs-Reed Municipal Airport and Jackson Hole Airport welcome jets large and small to the area year-round. The Jackson Hole Airport runs a number of direct flights to and from major cities including Denver, Seattle, Los Angeles and New York whereas Driggs-Reed Municipal is suited for private planes or recreational pilots.





# FACTS + FIGURES

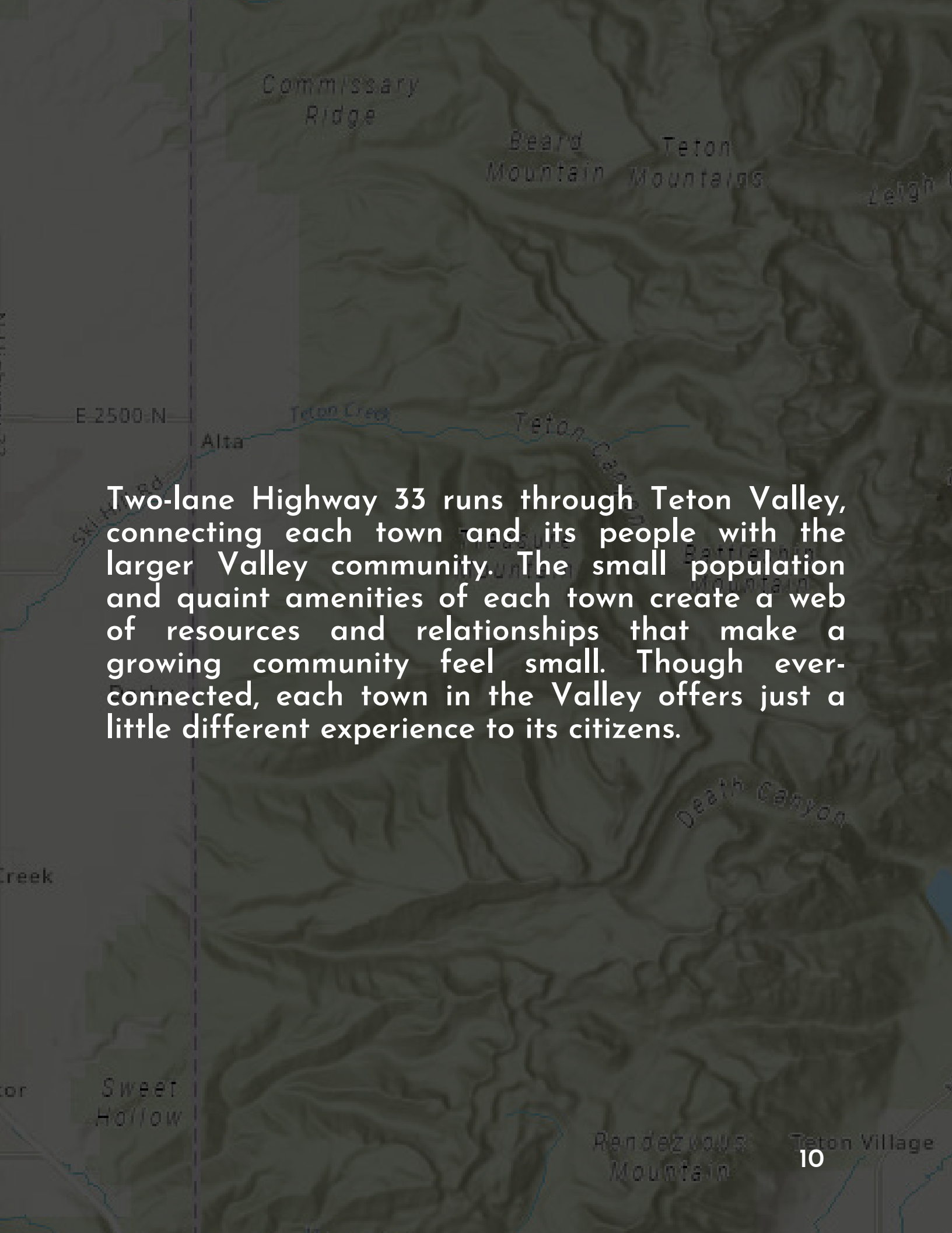
- Teton Valley has only **2** stoplights - one in Driggs and one in Victor.
- Teton County has been named to U.S. News' list of Healthiest Communities.
- The highest peak in the Tetons is the Grand Teton at **13,775** feet.
- Teton Valley is surrounded by millions of acres of National Forest, National Parks and sprawling wilderness.
- The Teton River, which runs through the heart of Teton Valley, drains **890** square miles of the Teton Range, Snake River Range and Big Hole Mountains.
- Teton County, Idaho and Teton County, Wyoming are two of twenty-two counties or parishes in the United States with the same name to border each other across state lines.





# REGIONS OF THE VALLEY

| WHERE LIFE IS GRAND

A topographic map of the Teton Valley region, showing terrain contours, ridges, and mountains. Key features labeled include Commissary Ridge, Beard Mountain, Teton Mountains, Teton Creek, Alta, Death Canyon, Sweet Hollow, Rendezvous Mountain, and Teton Village. A vertical line is drawn through the valley, and a horizontal line is labeled 'E 2500-N'.

Two-lane Highway 33 runs through Teton Valley, connecting each town and its people with the larger Valley community. The small population and quaint amenities of each town create a web of resources and relationships that make a growing community feel small. Though ever-connected, each town in the Valley offers just a little different experience to its citizens.



# VICTOR

At the base of Teton Pass, rests the largest town in Teton Valley: Victor, Idaho. Local parks and nearby trails keep nature near but the ice skating rink, nightlife and community events allow Victor residents to find diverse entertainment. Victor is popular among commuters as an affordable option in close proximity to Jackson where others are drawn to its main street full of restaurants and shops.



Source: Tributary

# DRIGGS

In the heart of the valley, Driggs, Idaho caters to a variety of residents. From the rodeo to snow carving competitions to an annual hot air balloon rally, Driggs offers an evolving calendar of events. The valley's main grocery store is found here, making Driggs a convenient location for a number of resources.

# TETONIA

Tetonia is at the northernmost end of Teton Valley. With the greatest view corridor, Tetonia boasts stunning views of the Teton Range with many open lots and farmland to hold or develop. Tetonia is ideal for those seeking a quiet community and properties to make their own. The opportunities are nearly endless.



# ALTA, WY


Along the eastern edge of the Valley, sits Alta, Wyoming. Alta is a small town with limited and desirable real estate. Those lucky enough to find a home enjoy the tax benefits of Wyoming residency, the beauty of Teton Valley and close proximity to Grand Targhee Ski Resort and national forest.



# OWNERSHIP ADVANTAGES

| IDAHO



A bison is visible in the foreground, partially obscured by tall grass. The background shows a range of mountains under a blue sky with light clouds.

There's never been a better time to be a homeowner in Teton Valley. Buyers from all over are coming to discover the treasure resting behind the west side of the Teton mountain range: lively communities, great outdoor recreation, and strong frameworks for growth. Increased development in the area has resulted in value creation for property owners that is likely to continue. This raises the question: How will increasing property values affect my tax payments?

Idaho is one of the most favorable states to homeowners in the country, especially in communities that are rising in value. For example, Idaho homeowners who use their home as a primary residence can exempt up to \$125,000 from their property tax throughout their ownership. This exemption allows homeowners in Teton Valley to enjoy the benefits of their communities' growth without having the burden of unmanageable property taxes.

In some cases, these same homeowners can deduct their mortgage interest. As property values increase, servicing the debt on new loans can be a worry in most states. In Idaho, it's possible to deduct up to 100% of your annual interest payment depending on certain criteria. In short, the state of Idaho ensures that homeowners have options to mitigate the impact of rising property values.

Because of Idaho's tax benefits, it's no surprise that people are settling into the great state. Teton Valley is especially primed for homeowners who want to join an increasingly popular and vibrant community. We encourage you to speak with a professional tax consultant about what benefits Idaho may provide for you.





MARKET KNOWLEDGE  
+ EXPERTISE

## FINDING THE RIGHT PROPERTY AT THE RIGHT PRICE

You are partnering with the entire Keller Williams Teton Valley office. That puts your search in the hands of the most resourceful and experienced real estate team in the valley.

And by choosing to partner with Keller Williams, you gain access to a suite of technology that keeps you informed and engaged with what's happening in the regions of the valley that are of interest to you.

Your search will extend beyond the bounds of traditional MLS.

## COMING SOON + NEW TO MARKET

In a fast-moving market like Teton Valley, it is important to have insight into listings before they officially “hit the market”. Agents within Keller Williams Jackson Hole and Teton Valley share local knowledge about listings that may remain private for a period of time. This information is collected and discussed with our team on a daily basis.

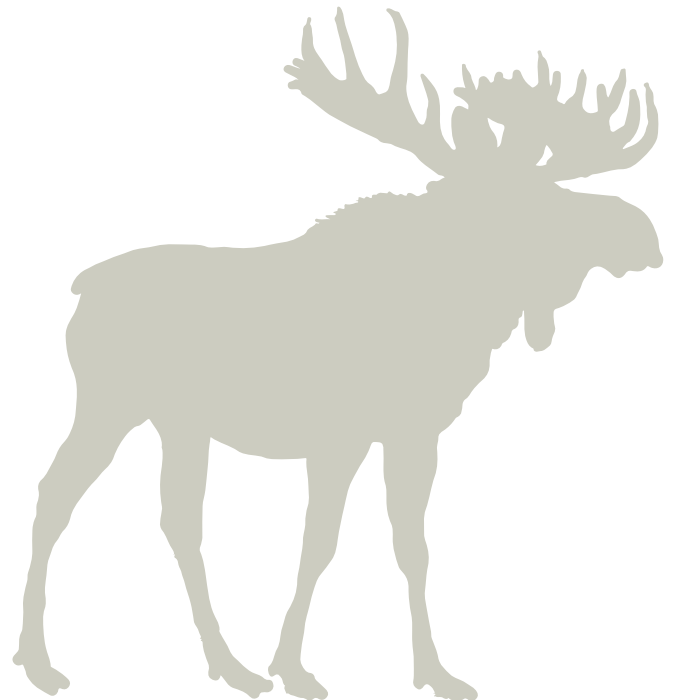
## MARKET TRENDS

With the collection of historical data we track even the smallest trend in the market. Our weekly market snapshot captures new listings, dollar volume and units sold in our region every Monday morning year-to-date, along with quarterly trends.

## BUYER TIMELINE

- Learn + Understand
  - Local insight
  - MLS area information
  - Time on market/new to market
  - Off-market opportunities
  - Get pre-qualified
  
- Research + Compare
  - Locations
  - Amenities
  - Lifestyle needs
  - Choose a lender
  
- Determine Offer
  - Negotiate a purchase price
  - Review contract terms + deadlines
  
- Under Contract
  - Secure financing
  - Acquire home insurance
  - Schedule inspections, repairs + appraisals
  - Neutralize contingencies
  - Conduct title search
  - Schedule closing + move-in dates
  
- Prepare for Purchase
  - Prepare earnest money
  - Create Timeline
  
- Closing
  - Final walkthrough
  - Financing finalized
  - Secure homeowner's insurance
  - Bring IDs to the closing table
  - Recording + Warranty Deed transfer

# WELCOME HOME TO TETON VALLEY







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1 S. MAIN STREET, DRIGGS, ID 83422

# LOCALLY FOCUSED. GLOBALLY CONNECTED.

Real estate is a personal business, something we take to heart, demonstrated by how we thoughtfully treat our relationship with you, our utmost priority.



Source: Tributary